

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

116/77 HOBSONS ROAD KENSINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$539,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Kensington

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

241/77 HOBSONS ROAD KENSINGTON VIC 3031	\$535,000	04-Mar-24
611/77 HOBSONS ROAD KENSINGTON VIC 3031	\$590,000	24-May-24
332/77 HOBSONS ROAD KENSINGTON VIC 3031	\$592,000	04-Feb-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 03 December 2024



**241/77 HOBSONS ROAD
 KENSINGTON VIC 3031**

2 1 1

Sold Price **\$535,000** Sold Date **04-Mar-24**

Distance **0km**



**611/77 HOBSONS ROAD
 KENSINGTON VIC 3031**

2 1 1

Sold Price **\$590,000** Sold Date **24-May-24**

Distance **0km**



**332/77 HOBSONS ROAD
 KENSINGTON VIC 3031**

2 1 1

Sold Price **\$592,000** Sold Date **04-Feb-24**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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